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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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|--------------------|---------------------------------------|---------------------------|
| Property Address:  | <b>432 New Jersey Avenue, SE</b>      | Agenda                    |
| Landmark/District: | <b>Capitol Hill Historic District</b> | <b>X</b> Consent Calendar |
|                    |                                       | <b>X</b> Concept Review   |
| Meeting Date:      | <b>April 25, 2013</b>                 | <b>X</b> Alteration       |
| H.P.A. Number:     | <b>13-263</b>                         | New Construction          |
| Staff Reviewer:    | <b>Frances McMillen</b>               | Demolition                |

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The applicant, Mark Teren, with plans prepared by Peter Miller, Fourth Street Design Studio, Inc., seeks ongoing conceptual review for construction of an addition atop and to the side of a two-story, semi-detached rowhouse in the Capitol Hill Historic District. The project is returning to the Board after having been reviewed by the HPRB in February and May 2004 and again in February 2007. At the last review, the Board approved the concept and delegated final approval to staff. The project proceeded to permitting, but during that process, the applicants put the project on hold. The applicant now wishes to proceed with the project, but the Board's approval expired in 2009.<sup>1</sup> The applicant is returning for concept review of the design approved by the Board in 2007.

### **Property Description**

The property is located mid-block on the east side of New Jersey Avenue in southwest Capitol Hill. The block is composed of a distinct grouping of two-story rowhouses at the north end and a grouping of three-story rowhouses at the south end. A Sanborn map dating to 1888 depicts an earlier one-story building on the site of present-day 432 New Jersey Avenue. By 1916, however, the building had been demolished and the lot stood vacant, flanked by the earlier rowhouses to the north and south. Finally, by 1927, the existing building had been constructed. The house is a two-story, semi-detached, bay-fronted brick rowhouse with an unusually wide 13' side yard.

### **Proposal**

The proposal includes a three-story brick addition that would essentially fill in the 13' wide side yard located to the right, or south, of 432 New Jersey Avenue. The addition is set back slightly from the front face of the historic house and features a wood-clad canted bay with one-over-one windows that is shallower than the existing bay (see revised drawings 14 and 15). The project includes a third floor addition to the historic house set back approximately 24 feet. The third story of the new construction is set-back

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<sup>1</sup> DCMR 10-C "Historic Preservation Regulations," section 332.1 "Conditions of Approval" states: "The Board's recommendations on an application, including an application for conceptual design review and preliminary review, remains in effect for a period of two years from the date of the Board's action granting conceptual approval. Upon expiration of this period, the applicant may return to the Board with a request for an extension of one additional period of two years for good cause shown. The Board is not required to reopen the review of the application, and shall not unreasonably withhold its approval of an extension. Upon expiration of the extension, or if the extension is denied, a new application shall be required for any further review of the project by the Board."

approximately 16 feet from the front elevation. The addition includes a roof deck screened by a nearly 4' high parapet. The existing curb cut and driveway would remain, yet a portion of the driveway will be re-graded to provide access to a proposed garage located underneath the structure at the basement level (the existing garage, constructed in the mid-20<sup>th</sup> century, would be demolished).

### **Evaluation**

The applicant addressed the Board's concerns and modified the design following the 2004 and 2007 reviews of the project and addressed concerns with the height and visibility of the roof addition and deck, as well as the fenestration and material selection for the bay and windows. The windows and bay on the side addition were changed to wood, rather than metal, as originally proposed. The applicant further refined the fenestration (see revised drawings 14 and 15) of the addition by removing individual windows located to the left of the bay and replacing the bay's multi-light windows previously selected with one-over-one windows. To differentiate the addition from the historic house, the applicant also modified the cornice, windows, and the dimensions and cladding of the bay. The design now ensures that the slope down into the new garage would begin no further towards the street than the projection of the entrance steps at 434 New Jersey Avenue, as per the Board's requirement. The rooftop addition was significantly redesigned to a more simplified and compatible form and set-back considerably, and the height was reduced and the roof slope made less visible. The roof deck was situated behind a parapet wall, removing it from view. The accompanying sight-line cross section drawings and perspective sketches demonstrate that the addition would be largely invisible from the street and would not impact or alter the perceived massing, height, or character of the building or its streetscape.

The proposed size, materials, and massing are consistent with previously-approved additions in Capitol Hill, and the overall project is compatible with the building and historic district.

### **Recommendation**

*The HPO recommends that the Board find the concept to be compatible with the character of the historic district and consistent with the purposes of the preservation act, and that final approval be delegated to staff.*